

TREE SURVEY

FOUNDERS ROW
AT THE INTER SECTION OF WEST BROAD STREET,
NORTH WEST STREET & PARK AVENUE
CITY OF FALLS CHURCH, VIRGINIA



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: SUB 01 9/20/2018, SUB 02 2/20/2018, GMP 8/27/2018, SUB 03 7/10/2018
GMP ADDENDUM 17/27/2018, SUB 04 8/14/18
SCALE: 1" = 30'

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

CHECKED: KW

TREE PRESERVATION AND LANDSCAPE PLAN PREPARED BY:
B. Schittler
BENJAMIN J. SCHITTIER, CERTIFIED ARBORIST ISA #MA-5385A 07/07/2014

1. Prior to allowing any vehicle or construction equipment to enter the site, the construction foreman and project arborist (also foreman of company doing actual tree work if different from project arborist) is to meet the City Arborist to mark the location of the *limits of clearing*, *tree preservation fencing*, erosion control fabric, and root pruning line (where required), access routes, storage areas, and parking areas. The location of the LIMITS OF CLEARING/TREE PRESERVATION FENCING is to be installed in accordance with the approved plan and field located from existing benchmarks, landmarks, and building stakeout survey markers. All work procedures and tree preservation measures are to be discussed at this time. An appointment must be made with the arborist for the City a minimum of three days prior to the establishment of the tree preservation measures is required by City Code (Sec. 35-15 (b), see enclosed. Contact the City Arborist for an appointment at 703-248-5183.

- a. Six (6) foot high chain link fence sections attached to one and five eights (1 5/8) inch outside diameter pipe with eleven (11) -gauge mesh in a two (2) inch diamond pattern. The fencing noted above may be temporary panels set in concrete blocks at the base and secured at the top with saddle clamps
- or
- b. Four (4) foot high fourteen (14) gauge welded wire fence supported by six (6) foot long metal stakes (2" width) to be spaced eight (8) feet on center and sunk into the ground.

4. Erosion and sediment control fencing shall be placed on the inside (toward construction) from the tree preservation fencing and any root-pruning trenches. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone. Property owners are advised to impose fines in contracts with construction companies if tree preservation measures are violated.

6. Pruning & Other Preservation Measures Specifications:
 - a. The City Arborist shall be notified a minimum of three (3) days in advance of commencing any form of tree work. Call 703-248-5183 for an appointment.
 - b. Root pruning, where required, shall be mechanically done with a narrow trencher with sharp blades. Once a trench is opened up, approximately 18-24" in depth and 4" wide all exposed roots will be hand pruned so that the clean-cut ends can regrow.

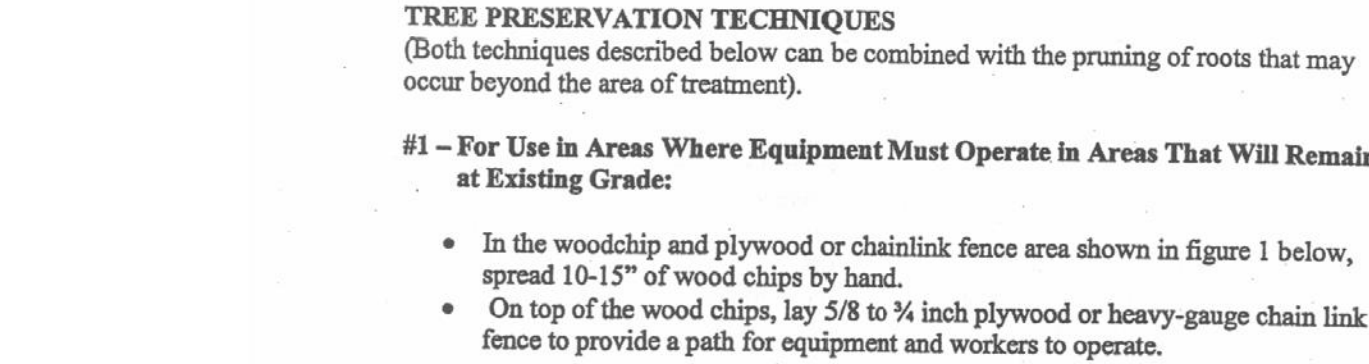
The tree preservation fencing shall be placed 6-12" outside the root-pruning trench (construction side of the trench). The erosion and sediment fencing shall be placed outside the tree preservation fencing (construction side of the fence).

 - Where required, apply a slow-release complete fertilizer containing major and trace elements, but low in water-soluble nitrogen during the season before the commencement of construction. An application of a *mycorrhizae* product may also be required to assist in the preservation of highly stressed trees.
 - c. All trees to be saved will be pruned (in accordance with American National Standards Institute (ANSI) Standard Practices for Trees, Shrubs, and Other Woody Plant Maintenance ANSI A300 and adhere to the most recent edition of ANSI Z133.1.
 - d. Treat any disease or insect pest as required to reduce stress on trees.
 - e. Remove all invasive vines growing on trees and from the area around the trees
 - f. Specifications for work to be performed on individual trees shall be indicated under the "maintenance" column of the Tree Survey.
 - g. All trees within the project area shall be pruned to:
 - clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1 ½ inches diameter;
 - provide 14 feet of vertical clearance over streets and 8 feet over sidewalks;

- by cutting all roots clearly to a depth of 24 inches to the maximum depth of root penetration, (usually 3 feet). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment. Pruned roots shall be promptly covered with soil.
- f. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw and promptly covered with moist soil.
- g. Soil from trenches, basements or other excavations shall not be placed within the tree protection zone, either temporarily or permanently. Soil stockpiles should be placed only in previously designated areas. No vehicles or construction equipment shall be parked in the tree protection zone.
- h. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris or garbage may be dumped or buried within the tree protection zone. No materials of any kind shall be stored in the tree protection zone.
- i. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch of trees.
- j. A copy of the "approved plan" and TREE PRESERVATION PROCEDURES AND SPECIFICATIONS must be maintained on site at all times.
- k. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree(s) with the approval of the City Arborist.
- l. A licensed and bonded tree contractor must perform additional tree pruning required for clearance during construction under the direction of the City Arborist. Construction workers shall not be allowed to prune trees.
- m. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
- n. If injury should occur to any tree during construction, it should be treated as soon as possible under the direction of the City Arborist.
- o. The City Arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
- p. At the completion of construction (and all equipment has been removed from site), notify the City Arborist for an inspection before removing the tree preservation fencing. At this time, all trees will be inspected and any repairs needed will be stipulated by the City and promptly made by the Contractor. (Refer to Sec. 35-15(b) of the City Code for guidance on finalizing the requirements of the bond agreement).

- If you have questions on any of the “procedures” or “specifications” noted above or concerns that may arise during construction, please contact the City Arborist at (703) 248-5183 or the Senior Urban Forester at (703) 248-5016.**

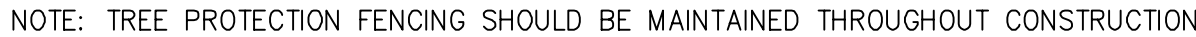
PRIOR TO THE SIGN OFF AND SUBSEQUENT RELEASE OF THE GRADING PLAN ALL PRESERVATION MEASURES REQUIRED, AS PART OF THE LANDSCAPE PRESERVATION PLAN, SHALL BE REVIEWED AND APPROVED BY THE CITY OF FALLS CHURCH ARBORIST. THIS MAY INCLUDE BUT IS NOT LIMITED TO TREE WORK, FENCING, MULCHING AND ROOT PRUNING. VIOLATIONS OF THE LANDSCAPE PRESERVATION PLAN SHALL RESULT IN FINES, STOP WORK ORDERS AND/OR THE RESUMPTION OF A "MITIGATION PLAN". THE REQUIRED REPLACEMENT VEGETATION SHALL BE INSPECTED PRIOR TO PLANTING BY THE CITY ARBORIST. VEGETATION THAT IS INSTALLED UNLESS IT IS SPECIFICALLY OBJECTED TO, BY APPOINTMENT CALL, THE SENIOR URBAN FORESTER (703) 248-5016.



A cross-sectional diagram of a chainlink fence system. The diagram shows a rectangular structure composed of three distinct layers. The top layer is a dense, cross-hatched pattern. The middle layer is a solid, light-colored rectangular block. The bottom layer is a stippled or dotted pattern. Three arrows point from the text labels on the right to the corresponding layers: the top arrow points to the top layer, the middle arrow points to the middle layer, and the bottom arrow points to the bottom layer.

chainlink fence
pulled taut and
anchored
OR...
5/8 in. plywood
with non-skid surface
10-15 inches wood chips
undisturbed soil

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.



NOT TO SCALE

SIGNS TO BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION

SIGN POSTS MAY BE WOOD OR METAL BUT MUST MAKE THE SIGN VISIBLE FROM A STANDING POSITION

SIGNS MUST BE PLACED SUCH THAT A SIGN CAN BE SEEN BY ALL PARTICIPANTS IN THE LAND DISTURBING ACTIVITY AT ALL TIMES, A MINIMUM OF EVERY 50'.

SIGNS MUST BE LAMINATED OR A DURABLE, WEATHERPROOF MATERIAL

[illegible]

TREE PRESERVATION NOTES AND DETAILS

FOUNDERS ROW
AT THE INTER SECTION OF WEST BROAD STREET,
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SCALE: NONE
DATE: SUBMIT 12/22/2019, SUBMIT 2/22/2019, CWP 6/27/2019, SUBMIT 7/10/2019

CHECKED: ☐ DRAWN: ☐
DATE: 8/14/18

Tree Inventory - West and Broad St. - Falls Church, VA												
								Activities				
												</

Tree Inventory - West and Broad St. - Falls Church, VA												
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Activities				Notes
								Tree Protection Fence/ Super Silt Fence	Root Prune	Remove Vines	Hand Removal/ Selective Removal	
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-023 30 July 2013, 18 December 2014												
2744	Acer negundo	Boxelder	7	8'	50%	44%	X					Vines
2745	Prunus serotina	Black cherry	7	8'	65%	50%	X					Vines
2747	Morus rubra	Red mulberry	21	21'	40%	53%	X					Twin; deadwood; vines
2751	Morus rubra	Red mulberry	45	68'	40%	44%	X					Twin; deadwood; vines
2861	Quercus palustris	Pin oak	36	54'	80%	47%		X	X			offsite
2942	Quercus rubra	Northern red oak	12	12'	85%	53%						Offsite street tree, girdled roots
3054	Quercus rubra	Northern red oak	10	10'	85%	56%						Offsite street tree, girdled roots
3060	Quercus rubra	Northern red oak	12	12'	85%	56%						Offsite street tree
3064	Quercus rubra	Northern red oak	10	10'	85%	56%						Offsite street tree
3308	Juniperus virginiana	Eastern redcedar	14	14'	85%	47%	X					deadwood
3361	Juniperus virginiana	Eastern redcedar	18	18'	85%	50%	X					deadwood; vines
3362	Juniperus virginiana	Eastern redcedar	15	15'	85%	50%	X					deadwood; vines
3363	Juniperus virginiana	Eastern redcedar	19	19'	85%	50%	X					deadwood; vines
3364	Juniperus virginiana	Eastern redcedar	15	15'	85%	50%	X					deadwood; vines
3365	Juniperus virginiana	Eastern redcedar	18	18'	85%	50%	X					deadwood; vines
3366	Quercus rubra	Northern red oak	3	8'	85%	47%	X					lean
3367	Acer platanoides	Norway maple	17	17'	30%	50%	X					triple trunk
3368	Acer platanoides	Norway maple	23	23'	30%	50%	X					multi-stem (4)
3369	Acer platanoides	Norway maple	6	8'	30%	50%	X					deadwood
3370	Prunus serotina	Black cherry	24	24'	65%	47%	X					deadwood
3371	Ilex opaca	American holly	14	14'	85%	56%	X					vines
3385	Catalpa speciosa	Northern catalpa	27	27'	60%	53%	X					Multi-stem (6); vines
3386	Acer platanoides	Norway maple	6	8'	30%	53%	X					
3395	Acer platanoides	Norway maple	7	8'	30%	50%	X					deadwood
3396	Acer platanoides	Norway maple	9	9'	30%	53%	X					deadwood
3403	Pinus nigra	Austrian pine	8	8'	70%	56%	X					
3404	Pinus nigra	Austrian pine	6	8'	70%	56%	X					
3408	Quercus palustris	Pin oak	40	60'	80%	50%	X					vines
3416	Malus spp.	Crabapple	12	12'	70%	47%	X					vines
3420	Juniperus virginiana	Eastern redcedar	37	56'	85%	50%	X					twin; deadwood
3421	Juniperus virginiana	Eastern redcedar	31	47'	85%	44%	X					deadwood
3467	Lagerstroemia indica	Crape Myrtle	10	10'	80%	56%	X					multi-stem (4)
3469	Prunus caroliniana	Carolina laurelcherry	5	8'	0%	50%	X					
3502	Prunus spp.	Ornamental Cherry	2	8'	70%	53%	X					
3503	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3504	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3505	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3506	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3507	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3518	Juniperus virginiana	Eastern redcedar	3	8'	85%	47%	X					lean
3525	Acer palmatum	Japanese maple	4	8'	80%	50%	X					twin
3540	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3541	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3542	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3543	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3544	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3545	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3546	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3549	Magnolia Spp.	Magnolia	5	8'	NONE	56%	X					
3550	Diospyros virginiana	Common persimmon	20	20'	85%	56%	X					
3554	Cornus Spp.	Dogwood	3	8'	NONE	59%	X					
3556	Lagerstroemia indica	Crape Myrtle	6	8'	80%	59%	X					twin
3561	Betula nigra	River birch	26	26'	80%	59%	X					Triple trunk
3562	Lagerstroemia indica	Crape Myrtle	10	10'	80%	53%	X					Multi-Stem
3563	Betula nigra	River birch	22	22'	80%	59%	X					Triple trunk
3564	Lagerstroemia indica	Crape Myrtle	10	10'	80%	56%	X					Multi-Stem
3569	Prunus spp.	Ornamental Cherry	3	8'	70%	59%	X					
3570	Betula nigra	River birch	9	9'	80%	56%	X					
3584	Cornus florida	Flowering dogwood	6	8'	80%	56%	X					

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ESTABLISHED 1945

PROFESSIONAL

Tree Inventory - West and Broad St. - Falls Church, VA												
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Activities				Notes
								Tree Protection Fence/ Super Silt Fence	Root Prune	Remove Vines	Hand Removal/ Selective Removal	
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-023 30 July 2013, 18 December 2014												
3585	Acer saccharinum	Silver maple	50	75'	60%	47%	X					signs of decay, twin, deadwood
3590	Acer negundo	Boxelder	13	13'	50%	47%	X					lean
3600	Prunus spp.	Ornamental Cherry	3	8'	70%	56%	X					
3601	Juniperus virginiana	Eastern redcedar	6	8'	85%	47%	X					
3602	Acer platanoides	Norway maple	4	8'	30%	53%	X					lean
3646	dead	Dead	10	0'	0%	0%	X					
3652	Juglans nigra	Black walnut	23	23'	80%	53%	X					
3653	dead	Dead	14	0'	0%	0%	X					
3654	Morus rubra	Red mulberry	9	9'	40%	47%	X					
3655	Morus rubra	Red mulberry	22	22'	40%	47%	X					
3657	Pinus strobus	Eastern white pine	3	8'	75%	56%	X					
3658	Ligustrum amurense	Amur privet	7	8'	0%	50%	X					
3659	Morus rubra	Red mulberry	24	24'	40%	47%	X					Vines
3660	Morus rubra	Red mulberry	6	8'	40%	47%	X					Vines
3661	Ilex opaca	American holly	7	8'	85%	50%	X					Multi-stem
3662	Malus spp.	Crabapple	6	8'	70%	53%	X					deadwood
3663	Chamaecyparis obtusa	Hinoki falsecypress	6	8'	80%	56%	X					deadwood
3664	x Cupressocyparis leylandii	Leyland cypress	10	10'	40%	50%	X					deadwood
3665	Malus spp.	Crabapple	8	8'	70%	53%	X					deadwood
3666	Catalpa speciosa	Northern catalpa	15	15'	60%	50%	X					lean
3668	x Cupressocyparis leylandii	Leyland cypress	11	11'	40%	50%	X					deadwood
3669	x Cupressocyparis leylandii	Leyland cypress	10	10'	40%	50%	X					deadwood
3670	x Cupressocyparis leylandii	Leyland cypress	12	12'	40%	50%	X					deadwood
3672	Juniperus spp.	Juniper	3	8'	0%	44%	X					
3673	Ilex opaca	American holly	18	18'	85%	53%	X					
3678	Cercis canadensis	Eastern redbud	5	8'	85%	56%	X					deadwood
3682	Juglans nigra	Black walnut	16	16'	80%	50%	X					vines
3683	Juglans nigra	Black walnut	18	18'	80%	50%	X					vines
3684	Juglans nigra	Black walnut	13	13'	80%	47%	X					vines
3685	Juglans nigra	Black walnut	19	19'	80%	47%	X					vines
3686	Morus rubra	Red mulberry	18	18'	40%	44%	X					vines
3689	Juglans nigra	Black walnut	25	25'	80%	47%	X					twin; vines
3690	Ilex opaca	American holly	3	8'	85%	50%	X					
3691	Morus rubra	Red mulberry	26	26'	40%	50%	X					
3692	Cercis canadensis	Eastern redbud	3	8'	85%	53%	X					
3693	Cercis canadensis	Eastern redbud	3	8'	85%	53%	X					
3694	Prunus serotina	Black cherry	18	18'	65%	50%	X					
3695	Ilex cornuta	Chinese holly	2	8'	0%	50%	X					
3716	Morus rubra	Red mulberry	22	22'	40%	44%	X					twin; deadwood
3819	Cornus florida	Flowering dogwood	6	8'	80%	56%	X					
3869	Ulmus americana	American elm	34	51'	65%	53%	X					Co-Dominant, Girdled Roots
3870	Ulmus americana	American elm	30	45'	65%	53%	X					Co-Dominant, Girdled Roots
3871	Morus rubra	Red mulberry	8	8'	40%	53%	X					lean
3872	Catalpa speciosa	Northern catalpa	10	10'	60%	59%	X					Girdled roots
3873	Ulmus americana	American elm	26	26'	65%	53%	X					Co-Dominant, Girdled Roots
3874	Ulmus americana	American elm	24	24'	65%	53%	X					Co-Dominant, Girdled Roots
3875	Catalpa speciosa	Northern catalpa	10	10'	60%	59%	X					Girdled roots
3876	Catalpa speciosa	Northern catalpa	13	13'	60%	59%	X					Girdled roots
3887	Quercus rubra	Northern red oak	14	14'	85%	56%	X					Girdled roots, lean
3888	Catalpa speciosa	Northern catalpa	10	10'	60%	59%	X					Girdled roots
3889	Catalpa speciosa	Northern catalpa	10	10'	60%	59%	X					Girdled roots
3890	Catalpa speciosa	Northern catalpa	9	9'	60%	59%	X					Girdled roots
3891	Catalpa speciosa	Northern catalpa	8	8'	60%	59%	X					Girdled roots
3892	Catalpa speciosa	Northern catalpa	9	9'	60%	59%	X					Girdled roots
3954	Acer Rubrum	Red maple	7	8'	80%	56%	X					grown into fence, offsite
3958	Catalpa speciosa	Northern catalpa	4	8'	60%	66%	X					lean, girdled roots, offsite
DBH = Diameter at Breast Height (measured 4.5 feet above ground)												
CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter												
CRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.												
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.												

TREE INVENTORY

FOUNDERS ROW
AT THE INTER SECTION OF WEST BROAD STREET,
NORTH WEST STREET & PARK AVENUE
CITY OF FALLS CHURCH, VIRGINIA



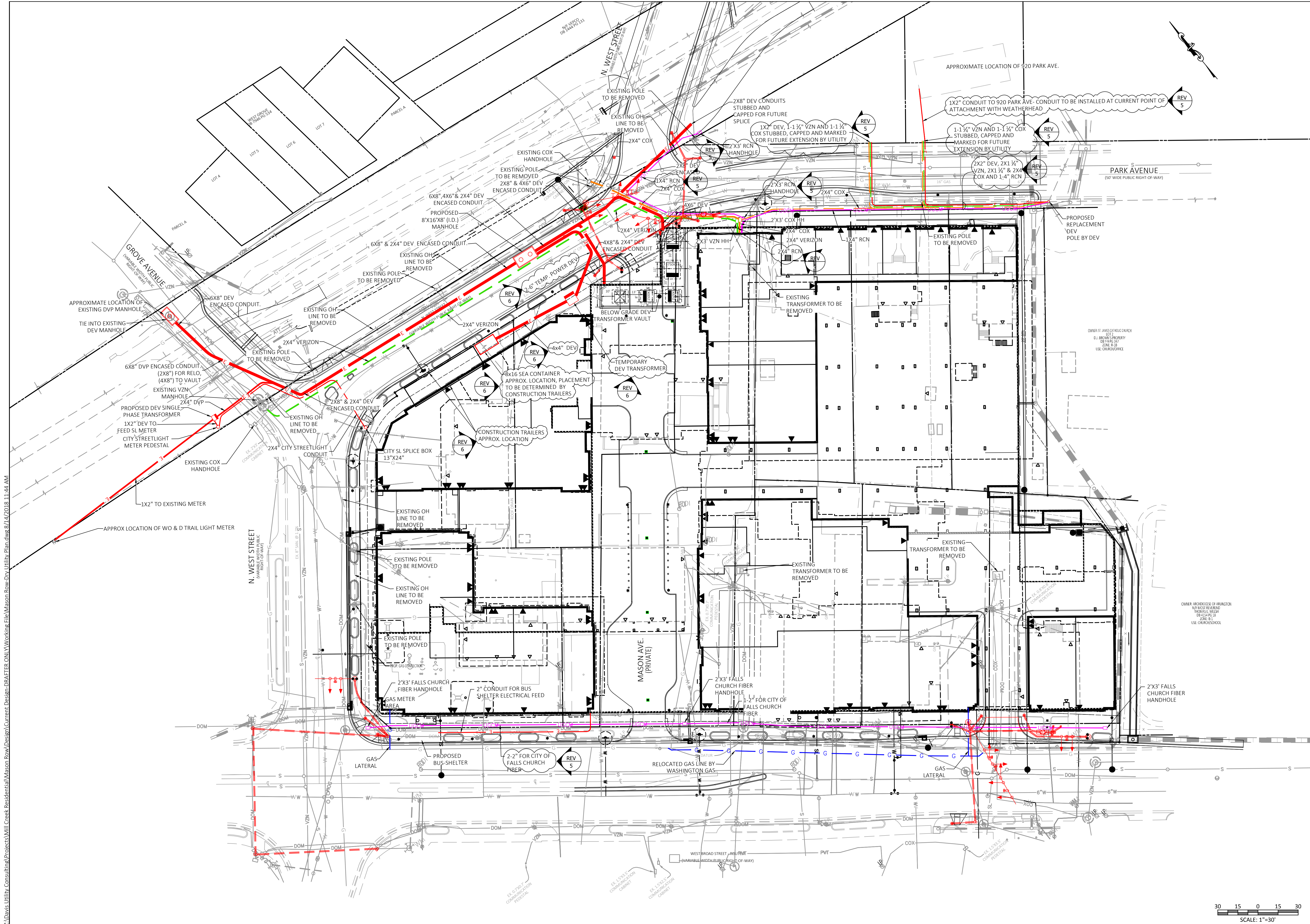
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DRAWN:
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DAVISUTILITY
CONSULTING

Davis Utility Consulting, LLC
3975 Fair Ridge Drive, Suite 125S
Fairfax, VA 22033

973.334.8717 www.davisutilityconsulting.com Fax: 703-631-9097



REFERENCE PLANS	
DESCRIPTION	DATE
6.26.17 Sewer and Test pits	6/26/2017
20180125_Vgr_to team	2/9/2018

DRY UTILITY PLAN

MILL CREEK

MASON ROW

110 N WEST ST, FALLS CHURCH, VA

REVISION	
DATE	DESCRIPTION
4/20/17	COX REVISIONS
5/03/18	ADDED GAS TP LOCATION AND
6/13/18	GAS RELOCATION AND
6/21/18	RESIDENTIAL RELOCATION DETAILS
7/16/18	PERMIT/GMP
7/30/18	RCN, AND SERVICES ON PARK AVE.
	ADDENDUM 1

DATE: 4/4/2018





DRAWN BY: Z. POLK


PM: M. STEIGELMAN

PHONE #: 703 946-8318

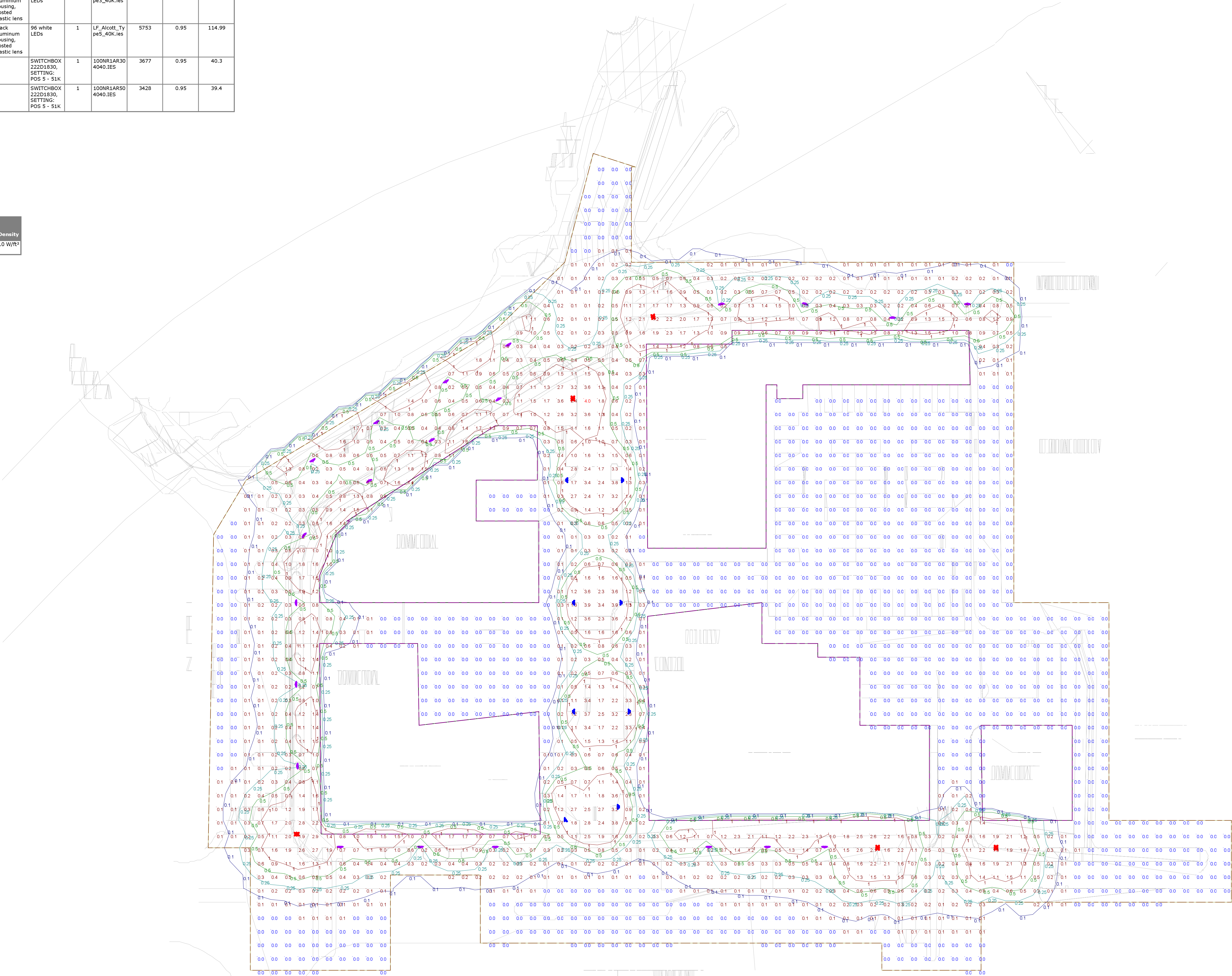
SCALE: 1"=30'

SHEET **C-1401**

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	8	Landscape Forms Inc.	AC-048L3-035F-40K	Black aluminum housing, frosted plastic lens	48 white LEDs	1	LF_Alcott_Ty pe3_40K.ies	2896	0.95	57.28
	B	5	Landscape Forms Inc.	AC-096L5-035F-40K	Black aluminum housing, frosted plastic lens	96 white LEDs	1	LF_Alcott_Ty pe5_40K.ies	5753	0.95	114.99
	C	21	King Luminaire	K100NR-R1AR-III-40(SSL)-1042		SWITCHBOX 222D1830, SETTING: POS 5 - 51K	1	100NR1AR30 4040.IES	3677	0.95	40.3
	D	0	King Luminaire	K100NR-R1AR-V-40(SST)-1042		SWITCHBOX 222D1830, SETTING: POS 5 - 51K	1	100NR1AR50 4040.IES	3428	0.95	39.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		0.4 fc	4.0 fc	0.0 fc	N/A	N/A

Power Statistics				
Description	# Luminaires	Total Watts	Area	Density
Power Density Zone #1	30	1718.3 W	291015.0 ft²	0.0 W/ft²



Plan View
Scale - 1" = 35ft



Designer

Date

9/21/2016

Scale

Not to Scale

Drawing No.

Summary